

072.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

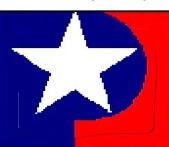
Total Card / Total Parcel

1,328,600 / 1,328,600

APPRAISED: 1,328,600 / 1,328,600

USE VALUE: 1,328,600 / 1,328,600

ASSESSED: 1,328,600 / 1,328,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
33		COLUMBIA RD, ARLINGTON

OWNERSHIP

Owner 1:	LE ROUX JONATHAN &	Unit #:	
Owner 2:	YOSHIMOTO LE ROUX NORIKO		
Owner 3:			

Street 1: 33 COLUMBIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: 29-33 COLUMBIA RD LLC -

Owner 2: -

Street 1: 12 DICKSON AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,901 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 3566 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6901		Sq. Ft.	Site		0	70.	0.91	12									438,922						438,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6901.000	889,700		438,900	1,328,600		315809
							GIS Ref
							GIS Ref
							Insp Date
							09/22/18

1 of 1

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ASSESSED: 1,328,600 / 1,328,600

Patriot Properties Inc.
 16055!
USER DEFINED

Prior Id # 1:	45506
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:42:17
Print	
LAST REV	
Date	Time
10/05/18	10:10:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	889,500	0	6,901.	438,900	1,328,400	1,328,400	Year End Roll	12/18/2019
2019	101	FV	694,500	0	6,901.	407,600	1,102,100	1,102,100	Year End Roll	1/3/2019
2018	101	FV	690,000	0	6,901.	407,600	1,097,600	1,097,600	Year End Roll	12/20/2017
2017	101	FV	690,000	0	6,901.	357,400	1,047,400	1,047,400	Year End Roll	1/3/2017
2016	101	FV	690,000	0	6,901.	326,100	1,016,100	1,016,100	Year End	1/4/2016
2015	101	FV	674,400	0	6,901.	288,400	962,800	962,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
29-33 COLUMBIA	64054-217		8/8/2014	Chgd>Assmt<	1,330,000	No	No		
MAHONEY WILLIAM	63190-254		1/17/2014	Convenience	99	No	No		
KAPLAN MARC B,	62605-573		9/10/2013	Mult Lots	550,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2016	360	Solar Pa	5,089					Solar Panels
1/17/2014	47	New Buil	185,000	O				
10/22/2013	1571	Foundati	15,000	C				
10/16/2013	1542	Demoliti	10,000	C				

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
9/8/2018	MEAS&NOTICE	BS	Barbara S
6/24/2015	SQ Returned	EMK	Ellen K
5/29/2014	Whole Card	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Lot divided 33 Columbia --> 33,29 & 0 lot Columbia Rd. New Houses @ 29 & 33.				3	25	5	18			
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 9 - Stone	3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:	WDK	PAT			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Very Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1		TQS	SFL			
GENERAL INFORMATION				OTHER FEATURES								Level FY LR DR D K FR RR BR FB HB L O	Lvl 2	FFL	28			
Grade: B+ - Good (+)	Year Blt: 2013	Eff Yr Blt:	Alt LUC:	Other	Rating:	Upper		Lvl 1		Lower		TQS	SFL	GAR	28			
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Totals	RMs: 10	BRs: 5	Baths: 1	HB: 1										
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	10	5 M		
Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Economic:	Special:	Override:	Total: 0.6 %	Additions:					Kitchen:					
Bsmnt Gar: 2	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Adj \$ / SQ: 119.107	Other Features: 143250	Grade Factor: 1.46	NBHD Inf: 1.00000000	Plumbing:					Baths:					
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1	% Heated: % AC: 100	NBHD Mod:	LUC Factor: 1.00	Adj Total: 895043	Depreciation: 5370	Electric:					Heating:					
Solar HW: NO	% Com Wall: % Sprinkled:	Depreciated Total: 889673		WtAv\$/SQ:	AvRate:	Ind.Val	Final Total: 889700	General:	1	10	5		Totals					
CALC SUMMARY				COMPARABLE SALES								SUB AREA						
				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL	
												FFL	First Floor	1,312	119.110	156,268	Sub Area	
												SFL	Second Floor	1,288	119.110	153,409	% Usbl	
												TQS	3/4 Story	966	119.110	115,057	Descrip	
												BMT	Basement	784	35.730	28,014	% Type	
												GAR	Garage	504	20.140	10,150	Qu	
												WDK	Deck	250	10.090	2,522	# Ten	
												OPF	Open Porch	130	29.450	3,829		
												PAT	Patio	90	6.050	545		
												Net Sketched Area: 5,324		Total: 469,794				
												Size Ad	3566	Gross Are	5646	FinArea	3566	
MOBILE HOME																		
Make: [] Model: [] Serial #: [] Year: [] Color: []				PARCEL ID 072-0-0002-0003.0														
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: [] Total Special Features: [] Total: []																		
IMAGE AssessPro Patriot Properties, Inc 																		